

LADD PLACE SUBDIVISION, FIRST ADDITION, **RESUBDIVISION OF LOT 1**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add legible street names to the vicinity map.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate and Signature.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- J. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: The proposed subdivision has frontage along a corridor that is currently under design for improvements. Verify with City Engineer regarding any dedication necessary that may be needed beyond the standard requirements of the Major Street Plan. Each lot is limited to no more than one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

Map for Mobile Development Area(s) and Intent: Suburban Corridor

- Accommodation of all users: automobile, bicycle, pedestrian and transit
- Greater connectivity to surrounding neighborhoods
- Development concentrated in centers rather than in strips along the corridor
- Eventual increase in density with residential above retail and services
- Increased streetscaping
- Improve traffic flow

The plat illustrates the proposed 2-lot, 1.6± acre subdivision which is located on the East side of McGregor Avenue, 415'± South of Dauphin Street within Council District 5. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two legal lots of record from one legal lot.

The lot was created as part of a 3-lot subdivision, approved by the Planning Commission at its December 17, 1992 meeting.

The subject site fronts McGregor Avenue, a major street as illustrated on the Major Street Component of the Comprehensive Plan. As a major street, this street requires a 80' right-of-way width. The right-of-way width is depicted as 60' on the preliminary plat, thus dedication to provide 40' from the centerline of McGregor Avenue should be required.

There is a non-exclusive reciprocal easement indicated on the preliminary plat for ingress to interior Lots 1, 2, and 3 of the original Ladd Place, First Addition subdivision. As Lot 1 is proposed to be subdivided into Lots A and B, access to the easement would appear to only fall to proposed Lot B.

The 25-foot minimum building setback line is depicted on the preliminary plat along McGregor Avenue, and if approved, should be retained on the Final Plat, adjusted for any required dedication.

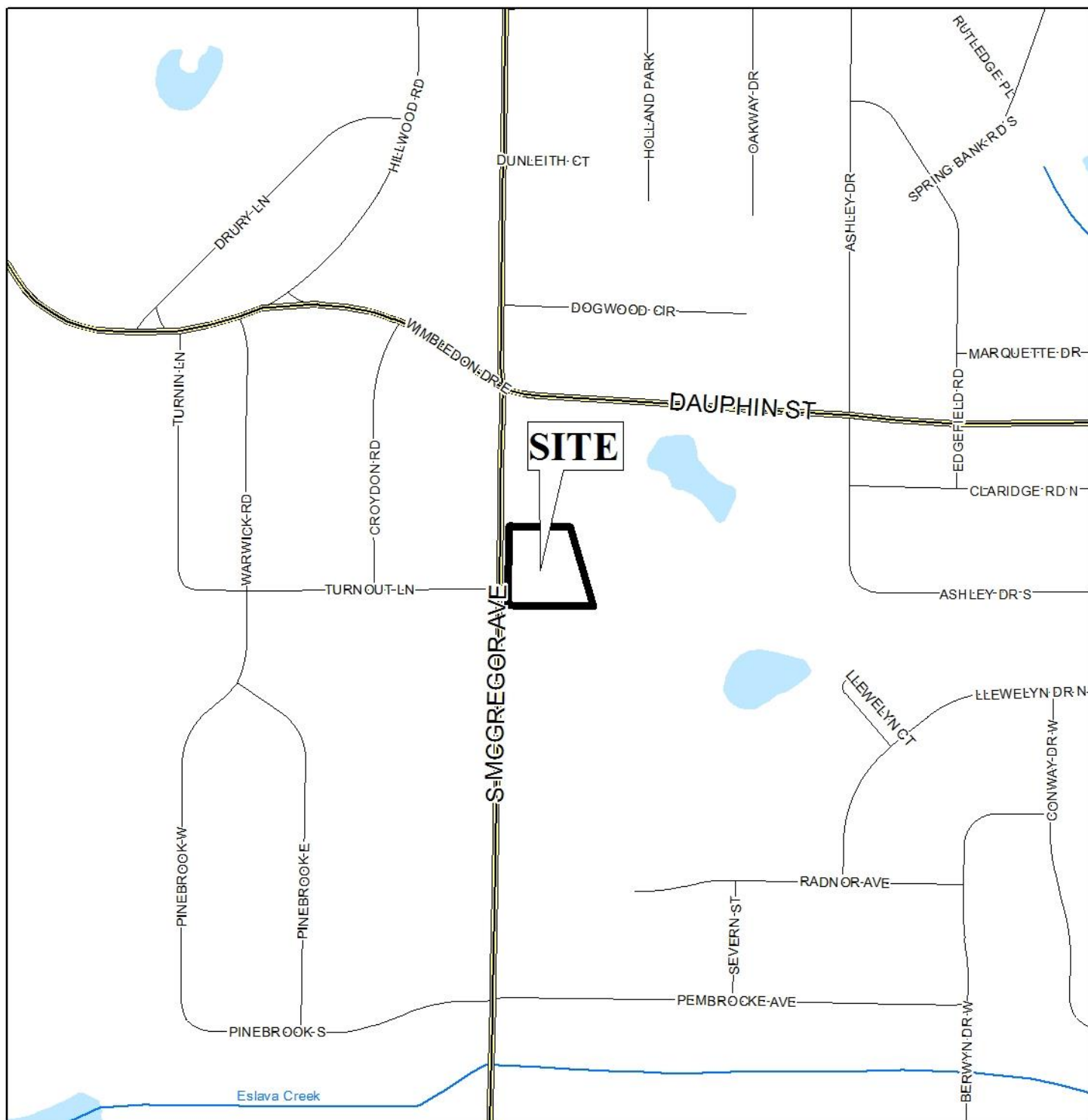
The proposed lots exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The lot size information is indicated in both square feet and in acres and should be retained on the Final Plat, if approved.

As proposed, Lot A will have approximately 246 feet of frontage along McGregor Avenue, while Lot B will only have 25 feet of frontage. Due to access management concerns, a note should be placed on the Final Plat stating that Lot A is limited to the existing curb cut to McGregor Avenue and Lot B is limited to the existing curb cut associated with the abutting easement created when the lot was originally platted, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication to provide 40' from the centerline of McGregor Avenue;
- 2) Retention of the non-exclusive reciprocal easement for ingress to Lots 1, 2, and 3;
- 3) Retention of the 25' minimum building setback line along McGregor Avenue, adjusted for dedication;
- 4) Retention of the lot size information in both square feet and in acres;
- 5) Placement of a note on the Final Plat stating the that Lot A is limited to the existing curb cut to McGregor Avenue and Lot B is limited to the existing curb cut associated with the abutting easement created when the lot was originally platted (as noted in condition #2), with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add legible street names to the vicinity map. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*
- 7) Compliance with Traffic Engineering comments *(The proposed subdivision has frontage along a corridor that is currently under design for improvements. Verify with City Engineer regarding any dedication necessary that may be needed beyond the standard requirements of the Master Street Plan. Each lot is limited to no more than one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) Compliance with Urban Forestry comments *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).); and*
- 9) Compliance with Fire Department comments and placement of a note *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).*

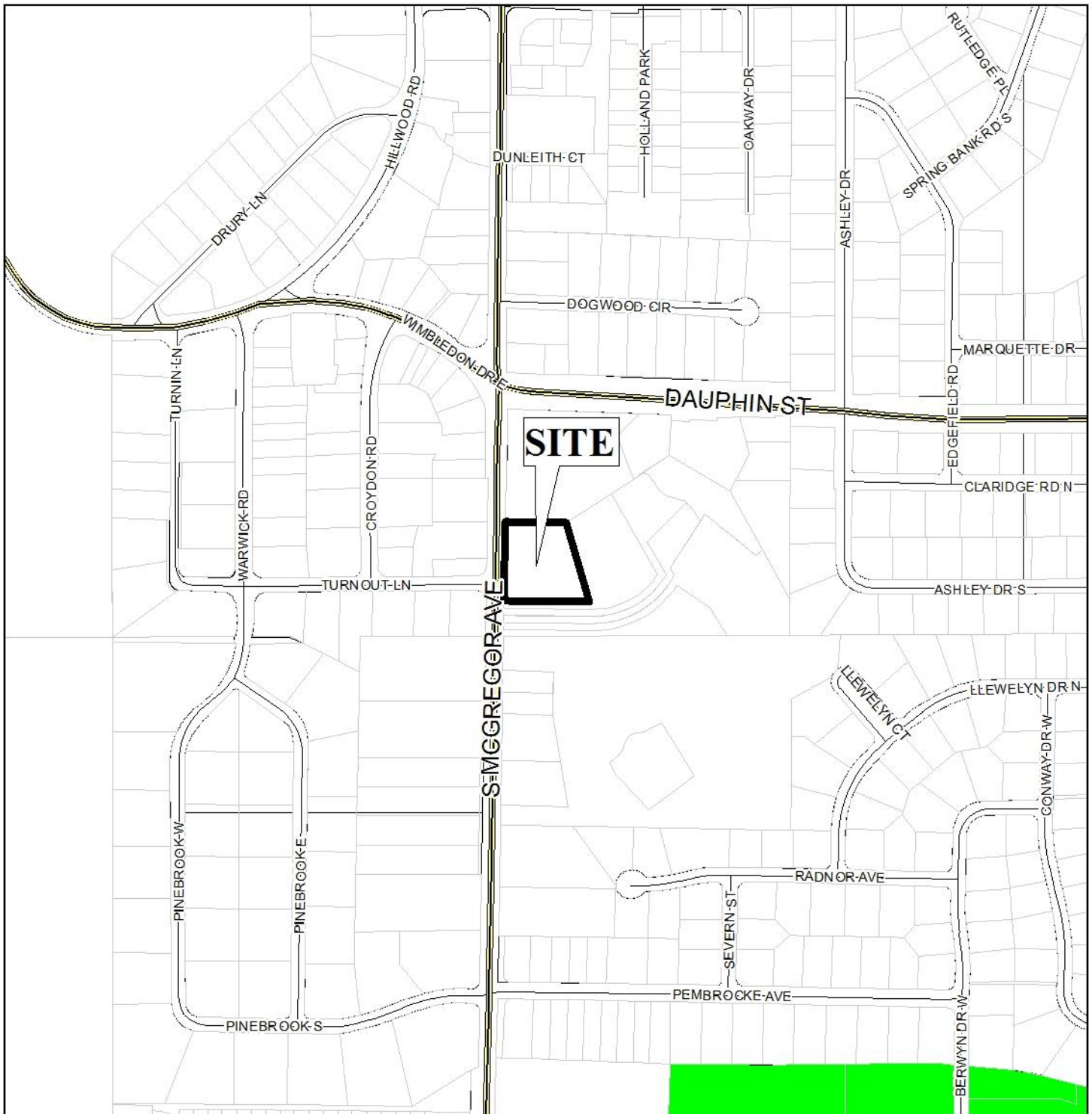
LOCATOR MAP



APPLICATION NUMBER 10 DATE October 20, 2016
 APPLICANT Ladd Place Subdivision, First Addition, Resubdivision of Lot 1
 REQUEST Subdivision



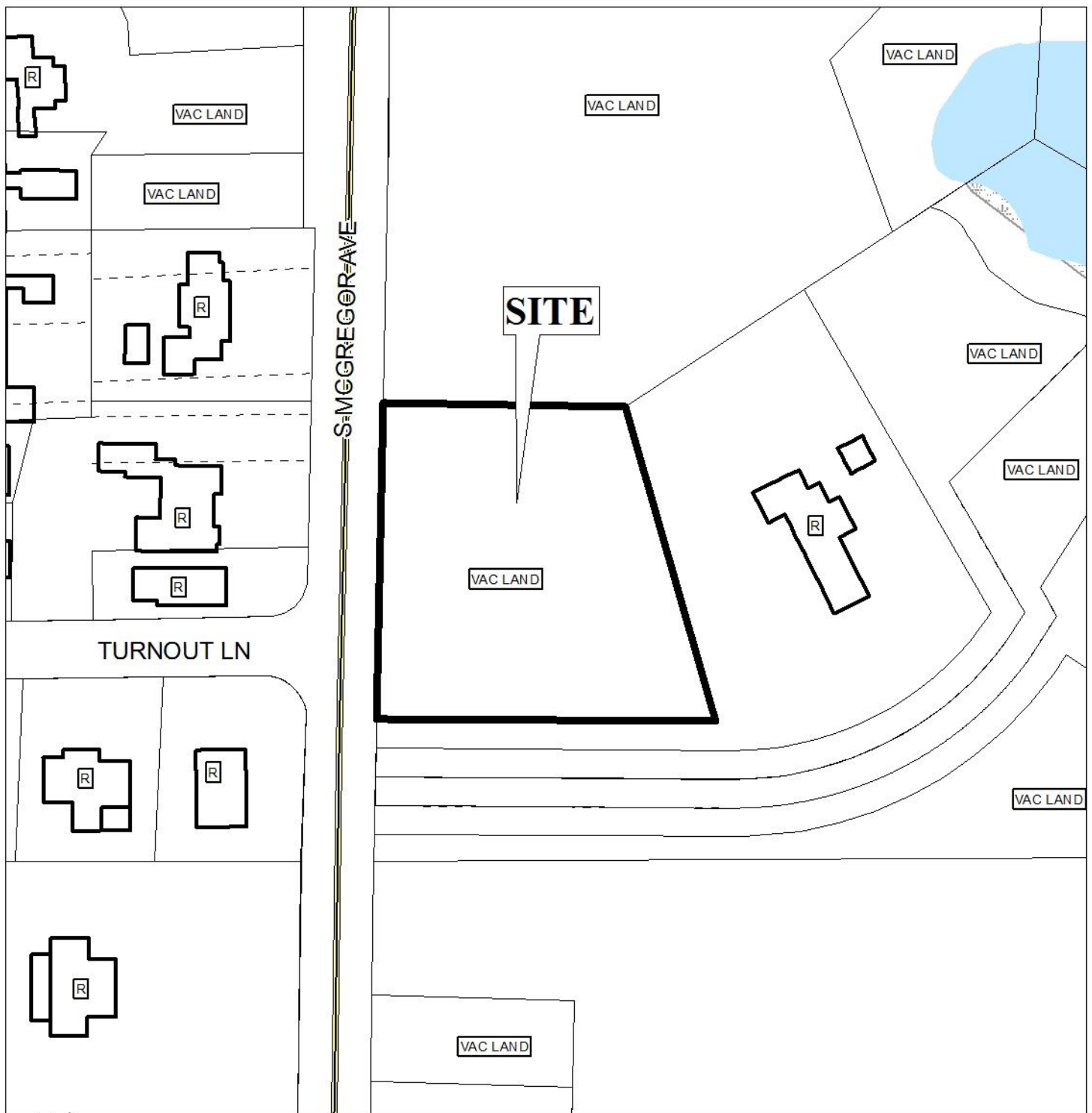
LOCATOR ZONING MAP



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



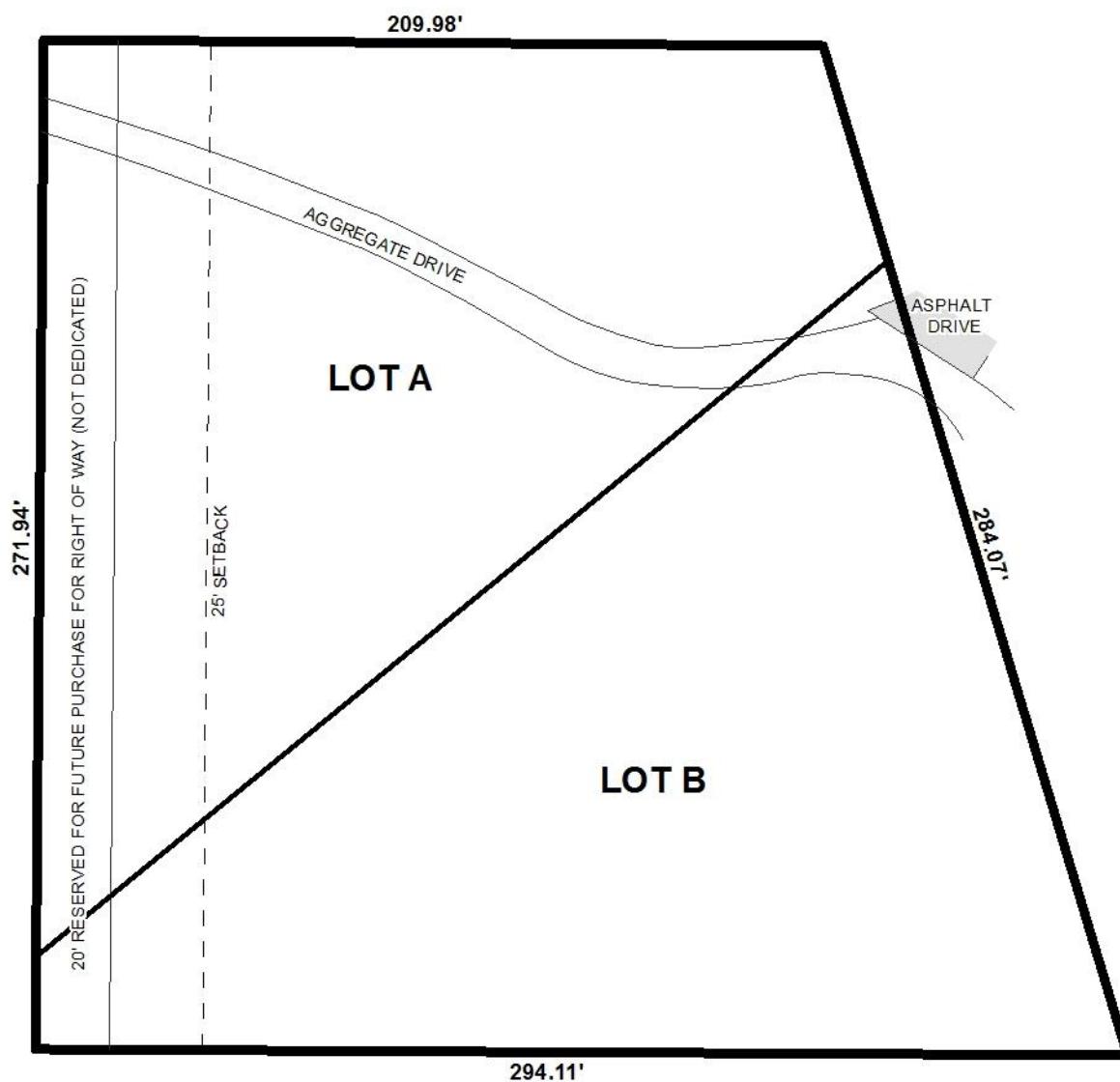
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APPLICATION NUMBER 10 DATE October 20, 2016



DETAIL SITE PLAN



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APPLICANT Ladd Place Subdivision, First Addition, Resubdivision of Lot 1
REQUEST Subdivision

